

WICHITA HISTORIC PRESERVATION BOARD MINUTES
13 FEBRUARY 2006
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM
3 P.M.

The regular meeting of the Historic Preservation Board was held Monday, February 13, 2006 at 3:00 P.M. in the Metropolitan Area Planning Department Conference Room, City Hall, Tenth Floor, 455 N Main, Wichita Kansas.

ITEM NO. 1 ROLL CALL

The meeting was called to order and board members stated their names.

Members Present: Kim Edgington (in at 3:04)
 Jim Guy
 Elena Ingle
 Roberta Johnson (in at 3:03)
 George Platt
 Lucio Arteaga
 Mim Hiesterman

Members Absent: None

Staff Present: Kathy Morgan, Senior Planner, Historic Preservation, MAPD
 Barbara Hammond, Planning Analyst
 Valerie Robinson, Recording Secretary
 Mike Gable, OCI

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Request to add 1425 N Broadway to the Agenda under Miscellaneous matters. Also add update on the Arena Neighborhood Plan Draft Charrette Schedule.

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential
Revolving Loan Fund – Non-Residential
Deferred Loan Fund – Residential

ITEM NO. 4 CORRESPONDENCE

Letter from BarBara Wright regarding Runnymede Depot in Old Town.

City building code does not provide a mechanism to write housing code violations on commercial structures. Although this building is historic, it was moved to this location and is a non-contributing structure in the East Douglas Avenue Historic District. Staff will respond to letter.

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 9 JANUARY 2006 MEETING

Motion # 1 made by **Edgington**, 2nd by **Guy** to approve January 9, 2006 minutes. Motion carried unanimously (7-0).

ITEM NO. 6 OLD BUSINESS

1. **MAJOR:** (HPC2005-00003) Environs, Warehouse & Jobbers Historic District
 APPLICANT: Douglas & Washington LLC
 FOR: 921 E Douglas

Applicant proposes to install overhead doors and reconfigure entrance.

A complaint was received about the color of this building. According to the elevation plan that HPB reviewed and approved, the color is reverse as to what was presented to the board. It is very much out of character with the district and

surrounding buildings.

Motion # 2 made by **Ingle**, 2nd by Johnson to approve that staff submit a letter to the applicant to reverse the color per described in the rendering presented to the board. Motion carried unanimously (7-0).

ITEM NO. 7 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **MINOR:** (HPC2005-281) Warehouse & Jobbers Historic District
 APPLICANT: Wichita Awning
 FOR: 914 E Douglas

Applicant proposes to install blade awnings over first floor east door and second floor west door.

2. **MINOR:** (HPC2006-00001) Environs, Hypatia House & Lewelling House
 APPLICANT: Roof Mechanics
 FOR: 1230 N. Broadway

Applicant proposes to tear off old roof down to deck, reinsulated and re-roof.

3. **MINOR:** (HPC2006-00002)
 APPLICANT: Redstone Development
 FOR: 1409 East Douglas and 111 S Ellis

Applicant proposes to install new windows and doors in existing openings to match original configuration and install fabric awnings.

4. **MINOR:** (HPC2006-00003) Environs, Campbell Castle
 APPLICANT: Mark Scott
 FOR: 1151 N Woodrow Avenue

Applicant proposes to repair 12 squares of fire-damaged composition shingle.

5. **MINOR:** (HPC2006-00004) Phillips 66 Station
 APPLICANT: George Lay Signs
 FOR: 447 N Rock Island (805 E Central)

Applicant proposes to change sign face on existing pole sign.

6. **MINOR:** (HPC2006-00005) Environs, Hillside Cottage
 APPLICANT: Richard Stephens
 FOR: 338 S. Vassar

Applicant proposes to repair/expand existing room addition, siding to match main structure.

7. **MINOR:** (HPC2006-00006) Noble House
 APPLICANT: Air Experts
 FOR: 1230 N Waco

Applicant proposes to install new furnace with small vent on south side of house above the foundation.

8. **MINOR:** (HPC2006-00007) Environs, Park Place/Fairview Historic District
 APPLICANT: Wichita Awning
 FOR: 1353 N Waco

Applicant proposes to remove lettering on existing awning and replace with new verbiage.

9. **MINOR:** (HPC2006-00008) Environs, Edward Michael Kelly House
 APPLICANT: Free Style Signs
 FOR: 1770 N Broadway

Applicant proposes to install 5' X 23' banner sign with metal frame.

10. **MINOR:** (HPC2006-00009) Environs, Munger House
 APPLICANT: Botanica

FOR: 701 N Amidon

Applicant proposes to place 9' X 18' storage building on skids on the grounds.

11. **MINOR:** (HPC2006-00010) Environs, 800 Block West Douglas
APPLICANT: Mahaney Roofing
FOR: 914 W Texas

Applicant proposes to remove existing built-up roof material and replace with new asphalt built-up roofing material.

12. **MINOR:** (HPC2006-00011) Environs, Ark Valley Lodge & Old County Courthouse
APPLICANT: Mahaney Roofing
FOR: 610 N Main

Applicant proposes to tear off existing roofing material and re-roof with ballasted, rubber EPDM.

13. **MINOR:** (HPC2006-00012) LW Clapp House TAX CREDIT PROJECT
APPLICANT: Dick Rohloff Contractor
FOR: 1847 N Wellington Place

Applicant proposes to remodel interior bathrooms and kitchen, paint walls, repair windows, repair and paint exterior trim.

14. **MINOR:** (HPC2006-00013) Environs, Old County Courthouse & Soldiers and Sailors Monument
APPLICANT: Luminous Neon
FOR: 456 N Main

Applicant proposes to install molded plastic letters and logo for Commerce Bank.

15. **MINOR:** (HPC2006-00014) Environs, Topeka/Emporia Historic District
APPLICANT: Free Style Signs
FOR: 1410 N Broadway

Applicant proposes to replace sign face on existing pole sign and install 8' X 10' wall sign.

16. **MINOR:** (HPC2006-00015) Environs, Park Place/Fairview HD and Edward Michael Kelly House
APPLICANT: Kenny and Michelle Mai
FOR: 1639 N Market

Applicant proposes to replace existing 8" masonite siding with 4" vinyl lap.

17. **MINOR:** (HPC2006-00018) Environs, Lassen Hotel
APPLICANT: George Lay Signs
FOR: 150 N Main

Applicant proposes to install individual molded plastic letters and logo for Wichita Work Force Center.

18. **MINOR:** (HPC2006-00019) Environs, Hackberry Archaeological Site
APPLICANT: Andres Hernandez
FOR: 2230 S. Ridgewood Drive

Applicant proposes to re-roof with composition shingles.

Motion # 3 made by Hiesterman, 2nd by Guy to receive and file minor Certificates of Appropriateness HPC2005-281, HPC2006-00001 thru 15, 18 - 19 as presented. Motion carried unanimously (7-0).

19. **MAJOR:** (HPC2006-00016) Environs, University (Davis) Hall
APPLICANT: Friends University
FOR: 441 S. St. Clair

Applicant proposes to demolish substandard single family-house and garage.

Motion # 4 made by Arteaga, 2nd by Edgington to have HPC staff draft letter to the President of Friends University

requesting additional dialogue between all parties involved, a copy of their Long Range Plan, map(s) etc. Motion carried unanimously (7-0).

Motion # 5 made by Guy, 2nd by Ingle to approve the demolition of the 441 S. St. Clair, that it does not encroach, damage or destroy the environs of the University Hall. Motion carried unanimously (7-0).

20. **MAJOR:** (HPC2006-00017) Environs, Calvary Baptist Church
 APPLICANT: Free Style Signs
 FOR: 707 N Waco, Suite #1

Applicant proposes to install 3' X 12' X 7" interior lighted cabinet sign with plastic face.

Motion # 6 made by Guy, 2nd by Ingle that the sign does not encroach, damage or destroy the environs of the Calvary Baptist Church. Motion carried unanimously (7-0).

21. **MAJOR:** (HPC2006-00020) Environs, Warehouse Jobber Historic District
 APPLICANT: McCluggage VanSickle and Perry, Carmen Onken
 FOR: 1013 East Douglas

Applicant proposes to renovate existing building, build addition to existing structure and redesign/upgrade parking.

Motion # 7 made by Edgington, 2nd by Guy to approve HPC2006-00020 does not encroach, damage or destroy the environs of the Warehouse Jobber Historic District as presented in the site plan, including building materials and color. Motion carried unanimously (7-0).

22. **MAJOR:** (HPC2006-00021) Environs, Kress Building
 APPLICANT: Spangenberg Phillips, Brad Teter
 FOR: 110 N Market and 206 East Douglas

Applicant proposes to renovate interior and exterior of the old Market Exchange Building and the Michigan Building.

Motion # 8 made by Johnson, 2nd by Ingle to approve the rendition of the Michigan Building with the revision discussed to be acceptable but we will defer any decision on the 110 N Market building pending revised drawings more in line with the previous HPC2005-259 rendering and taking into account that we find the balconies to be unacceptable under current form. This is the restatement of the motion to approve the concept of the Michigan Building as presented but not to approve the Market Exchange building exterior, it is to be deferred for further refinement of the idea and that on the Exchange building the two inset balconies at the top would be acceptable with the coronus change and that the street facade needs to be brought back into line with the art deco rendering that was submitted HPC2005-259 and that the window balconies are not acceptable to the board as presently presented.

Ms. Morgan will draft a letter to Mr. Teeter to schedule a meeting for dialogue. Motion carried unanimously (7-0).

ITEM NO. 8 MISCELLANEOUS MATTERS

- MAJOR:** Environs, Park Place/Fairview District
APPLICANT: Kim Nguyen
FOR: 1425 N Broadway

No action taken. Staff showed board members exterior elevations of the property.

1. New Deal – WPA grant report

The consultant has met with staff January 30, 31 and February 1, 2006. She will be submitting a draft of her findings and will need the HPB to provide input as to which buildings should be recommended to have National Register nominations written. She will be back in town at the end of February or first of March. It may be expedient to have a special meeting just to address this issue.

Add on item Arena Neighborhood Plan Update by Kathy Morgan, no action required.

2. Kansas Historic Sites Board of Review, May 13 in Wichita

Wichita will be hosting the States Sites Review meeting on Saturday, May 13, 2006 at City Hall, 455 N Main, 10th Floor Planning Conference Room, starting at 9:00 a.m., with prior notification lunch will be provided.

3. Training

Options open for new training, one suggestion was for field trip at the Public Library to learning how to use the public computer on searching of properties. In addition what options or requirements are available for Board members to decide on design review options prior to voting.

Ms. Edgington informed the Board that the DAB 6 approved the English Court Apartment project with some changes, they moved all of the air conditioning units to the south side of the building, behind the building, not in the courtyard and now there is a brick wainscot around the building with brick to match the English Court Apartments. It was approved unanimously; Midtown felt that everything they had requested had been met.

ITEM NO. 9 ADJOURNMENT

Motion # 9 was made by Edgington, 2nd by Arteaga to adjourn at 4:45 p.m. Motion carried unanimously (7-0).